



CITY OF SAN ANTONIO

August 4, 2006

Mr. Caleb Chance

Pape-Dawson Engineers, Inc.
555 E. Ramsey
San Antonio, TX 78216

Re: Abdo East Commercial Tract

MDP #015-06

Dear Mr. Chance,

The City Staff Development Review Committee has reviewed Abdo East Commercial Tract Master Development Plan **M.D.P. #015-06**. Please find enclosed a signed copy for your files. Your plan was accepted however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Any access and R.O.W. issues along state facilities will need to be resolved with the **Texas Department of Transportation (TXDOT)**. For information about these requirements you can contact TXDOT at 615-5814.
- **DSD – Traffic Impact Analysis & Streets** indicates that the following requirements and onsite improvements are necessary and shall be provided by the developer, on and before the completion of the Westwinds MDP, at no cost to the City of San Antonio:
 - Driveway throat lengths shall comply with UDC 35-506, Table 506-7 requirements
 - All commercial driveways for this project shall comply with UDC §35-506, (r) Access and Driveways
 - All access driveways shall provide clear sight distance along IH 10 Frontage Road to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distance areas.
 - The developer shall be responsible for providing right-turn deceleration lanes with storage lengths and bay taper in all the driveway-access points approved by TX DOT as it relates to the submitted TIA traffic counts, (Uniform Development Code (UDC) – 35-502(a)(7), subsection C.)
 - Texas Department of Transportation (TX DOT) will determine access point along frontage road.

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- **Trees** approves with the following conditions:
 - 2003 Tree Preservation ordinance standards per UDC Section 35-523 – a Tree Preservation Plan is required prior to any work on site. This can be submitted either as a site work permit or at the platting stage
 - Streetscape standards per UDC Section 35-512 – IH-10 requires streetscape on existing ROW (plat will require note stating “Streetscape planting must be done at time of construction in accordance with section 35-512 of the UDC”)
- **Parks** recommends approves with the following conditions:
 - If the owner elects to pursue a multi-family development at the time of platting then supplemental information must be provided to this department in order to determine Park Dedication requirements
- It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.) to include floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan M.D.P. will be invalid.

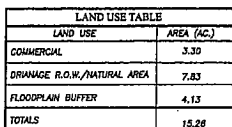
**All Platting will have to comply with the Unified Development Code,
Master Plan, and Major Thoroughfare Plan for the City of San Antonio.**

Sincerely,







Roderick J. Sanchez, AICP
Interim Development Services Director

CC: Sam Dent, P.E. Chief Engineer Development Service
Todd Sang, Civil Engineer Assistant Bexar County



UNIT	LAND USE	GROSS AREA (Ac.)	No. OF BUILDABLE LOTS	DENSITY (LOTS/AC.)	FLOOD PLAIN/ NATURAL AREA/ OPENSAPCE (Ac.)	SCHEDULE DATE
1	COMMERCIAL	6.38	1	0.16	2.44	JAN. 2007
2	COMMERCIAL	8.88	1	0.11	2.39	JULY 2007
	TOTALS/AVERAGE	15.26	2	0.13	2.83	

 MOP BOUNDARY LIMITS
 FLOOD PLAIN
 STORM WATER DETENTION / WATER QUALITY CONTROL BASIN AREA
 FLOOD PLAIN BUFFER
 PROPOSED DRIVEWAY

NOTES:

1. THE PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
2. PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
3. THE FRONTY JOE, A REAR DRIVEWAY WILL CONTINUE TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
4. THE PROPERTY IS LOCATED WITHIN THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
5. THE PROPERTY WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2, 35-506(a). THE MINIMUM WIDTH OF SIDEWALKS ADJOINING A PLANNED STRIP SHALL BE FOUR (4) FEET IN WIDTH. THE MINIMUM WIDTH OF SIDEWALKS ADJOINING THE CURB SHALL BE SIX (6) FEET IN WIDTH FOR COLLECTIONS (MINIMUM 60 FEET FOR SIDEWALKS ADJOINING A PLANNED STRIP) AND FIVE (5) FEET FOR COLLECTIONS (MINIMUM 50 FEET FOR SIDEWALKS ADJOINING A PLANNED STRIP).
6. THE PROPERTY WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2, 35-506(a). THE MINIMUM WIDTH OF SIDEWALKS ADJOINING A PLANNED STRIP SHALL BE FOUR (4) FEET IN WIDTH. THE MINIMUM WIDTH OF SIDEWALKS ADJOINING THE CURB SHALL BE SIX (6) FEET IN WIDTH FOR COLLECTIONS (MINIMUM 60 FEET FOR SIDEWALKS ADJOINING A PLANNED STRIP) AND FIVE (5) FEET FOR COLLECTIONS (MINIMUM 50 FEET FOR SIDEWALKS ADJOINING A PLANNED STRIP).
7. THE PROPERTY WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2, 35-506(a). THE MINIMUM WIDTH OF SIDEWALKS ADJOINING A PLANNED STRIP SHALL BE FOUR (4) FEET IN WIDTH. THE MINIMUM WIDTH OF SIDEWALKS ADJOINING THE CURB SHALL BE SIX (6) FEET IN WIDTH FOR COLLECTIONS (MINIMUM 60 FEET FOR SIDEWALKS ADJOINING A PLANNED STRIP) AND FIVE (5) FEET FOR COLLECTIONS (MINIMUM 50 FEET FOR SIDEWALKS ADJOINING A PLANNED STRIP).

THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

Erik Word
PAPE-DAWSON ENGINEERS, INC.

David Triplett
 AUTHORIZED AGENT:
 DAVID TRIPLETT

MDP PLAN NO.: _____
APPROVED BY THE PLANNING COMMISSION
OF THE CITY OF SAN ANTONIO

CHAIRMAN: _____ DATE: _____
SECRETARY: _____ DATE: _____

APPLICANT: BITTERBLUE
11 LYNN BATTS LANE
SUITE 100
SAN ANTONIO, TEXAS 78218
OFFICE: (210) 828-6131
FAX: (210) 828-6137

ENGINEER: PAPE-DAWSON ENGINEERS
555 E. RAMSEY
SAN ANTONIO, TX 78216
OFFICE: (210) 375-9000
FAX: (210) 375-9010

LEGAL DESCRIPTION

Being a 15.26 acre, or 664,721 square foot more or less, tract of land being out of that a 60.998 acre tract described in instrument recorded in Volumes 4562, Pages 1579-1585 of the Official Public Records of Bexar County, and out of that 42.00 acre tract described in instrument recorded in Volumes 4562, Pages 1579-1585 of the Official Public Records of Bexar County, Texas, J. M. McQuiloch Survey No. 30, Abstract 529, Block 4710 of Bexar County, Texas.

UTILITY PURVEYORS

SANITARY SEWER:	SAN ANTONIO WATER SYSTEM
WATER:	SAN ANTONIO WATER SYSTEM
GAS AND ELECTRIC:	CITY PUBLIC SERVICE
TELEPHONE:	AT&T
CABLE TELEVISION:	TIME WARNER CABLE

ABDO EAST COMMERCIAL TRACT MASTER DEVELOPMENT PLAN

PAPE-DAWSON ENGINEERS